



## **"The City With a Heart"**

Kevin Chase, *Chair*  
Perry Petersen, *Vice Chair*  
Rick Biasotti  
Mary Lou Johnson  
Joe Sammut  
Sujendra Mishra  
Bob Marshall, Jr,

### **MINUTES PLANNING COMMISSION MEETING**

**May 18, 2010**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

**CALL TO ORDER at 7:08 pm.**

#### **ROLL CALL**

	<u><b>Present</b></u>	<u><b>Absent</b></u>
<b>Chair Chase</b>	<b>X</b>	Arrived at 7:21
<b>Vice Chair Petersen</b>	<b>X</b>	
<b>Commissioner Biasotti</b>	<b>X</b>	
<b>Commissioner Marshall</b>	<b>X</b>	
<b>Commissioner Mishra</b>	<b>X</b>	
<b>Commissioner Sammut</b>	<b>X</b>	
<b>Commissioner Johnson</b>		<b>X</b>

#### **STAFF PRESENT:**

Planning Division: Community Development Director: Aaron Aknin  
Acting Planning Manager: Lisa Costa Sanders  
Associate Planner: Laura Russell  
Assistant Planner: Matt Neuebaumer  
City Attorney: Pamela Thompson  
Recording Secretary: Shauna Williams

Pledge of Allegiance: Commissioner Marshall

#### **1. Communication**

E-Packets are available on line at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov)

Klara Fabry; Public Services Director is present for any questions regarding the Treetops proposal and the Grade Separation Presentation.

#### **2. Public Comment – None.**

#### **3. Announcement of Conflict of Interest**

#### **4. Public Hearings**

# **A. 4300 Susan Drive**

**Request for amendment to the Development Plan to allow two alternative design options; request for a 12-month extension of Planned Development Permit 05-02, which currently allows for the demolition of the existing 308 unit apartment complex and the development of 510 new residential units; and request for the approval of Planned Development Permit 10-01 and an Architectural Review Permit to allow for the renovation of the existing 308 apartment units, per Chapter 12 of the San Bruno Municipal Code, as an alternative project design option under the Development Plan. AIMCO San Bruno Apartment Partners, L.P., is the owner and applicant ("Applicant"). PDP-05-02, PDP-10-01 and AR 10-06**

*Acting Planning Manager Costa Sanders:* Entered staff report and requested the Commission add a condition for bicycle parking onsite for the renovation project.

Staff recommends that the Planning Commission take the following actions;

- o Adopt Resolution 2010-05 recommending that the City Council approve an amendment to the Development Plan to allow for two alternative design options. This development plan will be referred to as the "Amended Development Plan";
- o Adopt Resolution 2010-06 approving a 12-month extension of the Planned Development Permit 05-02, which currently allows for the development of 510 new residential units. This entitlement will be referred to as the "510 Unit Design Alternative"; and
- o Adopt Resolution 2010-07 approving Planned Development Permit 10-01 and an Architectural Review Permit allowing for renovation of the existing 308 apartment units and associated improvement. This entitlement will be referred to as the "Renovation Design Alternative" and collectively, as the "Modified Project".

*CD Director Akin:* Evergreen Ridge Apartments still has a concern with the alternative proposed location of the trash compactor. I have also added a condition that AIMCO provide a more detailed description of how the recycling section would work. We also have a condition that there shall be no storage in the garage locations.

*Vice Chair Petersen* asked Commission if there were any questions for staff.

*Vice Chair Petersen:* Did staff have any other comments or concerns with the items discussed at Architectural Review?

*Acting Planning Manager Costa Sanders:* The applicant was able to incorporate most of the suggestions from the Architectural Review Committee meeting. The applicant is here to address the comments relating to the design of the new building on the corner of Skyline and Sharp Park Rd. The applicant has also submitted more detailed information on Green Building as requested by the Committee.

*Commissioner Mishra:* Exhibit B, Condition #80 the first sentence reads:

- Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required.

Was this overlooked? This large project should require more than one tree planting.

*CD Director Akin:* Yes the condition should read:

- The applicant shall be required to plant one 36-inch box size for every fifty linear feet of parcel street frontage in accordance with S.B.M.C. 8.24.060. At the current rate, the impact payment required is

\$540 per one 36-inch box size. A separate tree-planting permit is required from Parks and Recreation Services for any new street trees.

*CD Director Akin:* This is one of the conditions that the applicant wants to work with us on because there is not space enough along the streets to plant new trees. We have worked with other developers to provide onsite mitigation or mitigation around the neighborhood, that fulfills the same intent.

*Patti Shwayder, Vice President of AIMCO; Applicant:* Gave presentation of redesign goals and project highlights. Also reported that they have reached an agreement with the Building Trades Council. She stated that they are excited to include that partnership in the project.

*Sean Finnegan; Applicant:* Introduced John Garrison, Architect and Paul Reed, Landscape Architect.

*John Garrison; Architect:* Gave presentation on project redesign and discussed the design of the new club house on the corner of Skyline Blvd and Sharp Park Road.

*Paul Reed; Landscape Architect:* Gave presentation on landscape proposal and central courtyard design. He noted that there are challenges to the landscape on this project, so they are looking at plants and trees that are salt tolerant, native and non-native drought tolerant, and wind tolerant.

*Cecily Talbert Barclay; Land Use Attorney for Applicant:* Stated that they have some concerns with conditions #56-61, which address the nature of the roads and utilities and whether they are private or public. The staff report states they are private and should remain private, and they think they are public and should remain public. Ms. Barclay stated that she wanted to make the Planning Commission aware of these concerns but that they feel comfortable moving forward to the City Council with recommendations.

*Commissioner Marshall:* Do you know where the Evergreen Ridge garbage dumpsters are located?

*Sean Finnegan; Applicant:* No I do not. I believe they may be scattered around the property.

*Commissioner Marshall:* Will you have multiple locations for the dumpsters and then your maintenance workers will transport them to the main compactor?

*Sean Finnegan; Applicant:* Yes, we will have 2-yard containers at various locations on the property, and on a daily basis our maintenance workers will cart or wheel them over to the compactor, dump them and wheel them back.

*Commissioner Marshall:* So the only time the compactor is used is when your maintenance crew operates it?

*Sean Finnegan; Applicant:* Yes, between the hours of 9:00 a.m. and noon. Recology will pick up the garbage and recycling once a week.

*Commissioner Marshall:* Were there any other sites looked at for the location of the compactor?

*Sean Finnegan; Applicant:* We meet with City staff and Recology and walked the property to find the best location. We proposed two alternatives that we feel are the most logical to access.

*Vice Chair Petersen:* There is a high probability that this issue will be brought up at the City Council meeting and more residents may be present.

*Sean Finnegan; Applicant:* We are aware that this may be an issue at City Council, however, we have spent a lot of time studying the property and we are comfortable with the locations that we have proposed.

*Commission Sammut:* Which party was not satisfied with the other alternative location?

*CD Director Akin:* Evergreen Ridge Apartments is not in agreement with either alternative location.

*Vice Chair Petersen:* At the Architectural Review meeting, I commented on the design of the leasing office and said it would have a more of a pedestrian friendly scale if the second floor was moved back a few feet from the first. Have you considered that observation?

*John Garrison; Architect:* We intentionally made this side of the building with glass walls for the residents to host parties, gatherings, and to take advantage of the view on the second floor viewing deck.

*Vice Chair Petersen:* It is a 2 story open space? How would people be able to view?

*John Garrison; Architect:* There is a viewing deck on the second floor.

*Commissioner Sammut:* The San Bruno Design Guidelines comments on the use of non-vinyl windows for residential properties. Does that not affect this project?

*CD Director Akin:* That comment was meant for 1950 homes that have all wood windows, and for a design aspect not to switch them out with vinyl. I don't think it would be necessary for this project because it is essentially a new building in its own planned development setting. Design is something that we are always looking at overall.

Public Comment Opened.

*Willie Nack; Building & Construction Trades Council San Mateo County:* As Patty stated in our discussions with the developer, they have reaffirmed their commitment with the Building Trades Council to build the project at 4300 Susan Drive. We look forward to working with the general contractor to make this project the highest quality.

*Joanna; Resident:* I understand there is still an issue with the roads being private or public. I would like to obtain documentation that Susan Drive will be open whether it is private or not. I would also like to know how the City will enforce no storage in the garages. I feel the developer should be responsible for repaving Sharp Park Road, the road is already in bad shape and the large construction trucks coming through it will worsen the condition of the road. I would like to know how close the clubhouse is to the sidewalk and if there will be any walking paths for pedestrians. Lastly, I would like to know what the parking ratio is for this proposal and if the five spaces by the clubhouse are the only extra parking spaces.

*AnnaLisa DeCoste; Evergreen Ridge Apartments:* On behalf of our community, we have been very supportive of this construction and renovation. However, we do have an issue with the location of the trash compactor, not only with the noise it will generate but also with the odor. We do not agree with the alternate locations and we would like to request that the dumpster is not located along Treetops Circle near the retaining wall because it will affect all of our residents closest to the wall. We would like staff to readdress the compactor issue.

*Commissioner Marshall:* Where is your garbage located?

*AnnaLisa DeCoste; Evergreen Ridge Apartments:* We have about seven dumpsters located throughout our property.

*Commissioner Marshall:* Do you have any dumpsters located along the retaining wall of Treetops?

*AnnaLisa DeCoste; Evergreen Ridge Apartments:* No.

*Commissioner Marshall:* How many times does the garbage company pick up a week?

*AnnaLisa DeCoste; Evergreen Ridge Apartments:* Three times per week, Monday, Wednesday and Saturday.

*Commissioner Sammut:* I have been to this site in the past and I recall seeing a dumpster adjacent to the proposed dumpster for this project.

*AnnaLisa DeCoste; Evergreen Ridge Apartments:* There is a dumpster in the front of the property located between buildings B & C. I am not sure how close it is to the retaining wall.

Public Comment Closed.

*Commissioner Marshall:* Is that the correct property line displayed on the plans?

*CD Director Akin:* Yes, the property line jogs inward toward Evergreen Ridge. Our recommendation was to locate the compactor away from the Evergreen Ridge Apartment building. The alternative site is about forty-four feet away from the Evergreen apartment building.

*Vice Chair Petersen:* It looks like the trash compactor is really close to Evergreen Ridge and far away from Treetops. Did staff ask the applicant to locate the compactor in a new enclosure attached to one of the existing buildings?

*CD Director Akin:* We asked them to explore all areas on their site. We met the developer and Recology on site and walked the property to find the best locations for pick up. From an operational stand point the south side of the property works the best for the garbage truck to maneuver. I spoke with Recology today and asked what type of effect this compactor could have on the residents and neighbors. They said that they have this type of compactor at other multi-unit properties and they are a lot closer to the units than the one proposed tonight. The smell is minimal because it is an enclosed case. The applicant did not propose any other locations other than the sites along the retaining wall between Treetops and Evergreen Ridge. There is a tall retaining wall and staff is comfortable with the alternative site.

*Commissioner Sammut:* It looks as if the compactor takes up about three parking spaces, why couldn't it be moved to the three spaces adjacent to the garages along Susan Drive? It would also be a shorter travel for Recology.

*Sean Finnegan; Applicant:* There is a sixty-foot public utility easement along the front of the property as well as North Coast County Water District lines that run along the easement. The existing garage structures are grandfather in and we are unable to build a new structure at that location.

*Commissioner Sammut:* Isn't the compactor on wheels?

*Sean Finnegan; Applicant:* Yes, however, we have spoken with staff on enclosing it and building a roof structure over it.

*Commissioner Marshall:* Can you put the compactor in the existing garage along Susan Drive and build a new garage where the proposed compactor location is?

*Sean Finnegan; Applicant:* We spent a lot of time on this issue. Staff and Recology both feel the proposed location is the best. We would rather not have the trash compactor at the front face of our project. We feel we have proposed the most logical location.

*Commissioner Sammut:* What about the parking spaces in the front of Evergreen Ridge?

*Sean Finnegan; Applicant:* There is a public utility easement and gas line at that location. We are not opposed to putting the compactor at this location if the City would not require an enclosure.

*Commissioner Sammut:* But you won't put it in the garage?

*Sean Finnegan; Applicant:* We prefer it not being at our front door. We feel the proposed location is the best for everyone.

*CD Director Akin:* I understand what the Planning Commission is saying. I think the Commission wants AIMCO to explore all options that will have the least impact on their neighbors. I feel the best option is to have AIMCO explore all locations and find what easements are there, what can be built on them and what type of screening can be implemented. Those proposals should be presented to City Council. Last time this project was brought to City Council, they had an issue with the trash compactor and referred it back to the Architectural Review Committee.

*Vice Chair Petersen:* I would like to recommend that they can locate the compactor anywhere on the property as long as it is minimum fifty feet front them the property line. I think their sales office would be a good place.

*CD Director Akin:* I feel it would be good to put a condition to explore the east property line outside of the easement areas, or to speak with the easement carriers about the possibilities of building on them.

*Vice Chair Petersen:* Why restrict the search to the east side? I feel fifty feet away from Evergreen is reasonable.

*Commissioner Sammut:* The real complaint here is that the compactor is too close to the Evergreen Ridge Apartments. I think it would be worth your while to a little do diligence and find a more compromising location.

*CD Director Akin:* Agreed. We can facilitate the process with Recology to make sure that those spaces meet their operational needs.

*Commissioner Marshall:* The architectural plan for the proposed parking on Susan Drive does not match the plot plan. One plan is showing three garages, and the other is showing two.

*Sean Finnegan; Applicant:* The third garage was eliminated due to the easement.

*Commissioner Biasotti:* Can the compactor be located in the area near the maintenance building?

*Sean Finnegan; Applicant:* That wouldn't be fifty feet from the property line.

Sean Finnegan passed out a drawing that shows the dimensions of the compactor to the adjacent buildings as apposed to the property lines.

*Sean Finnegan; Applicant:* It is an existing maintenance building that we want to preserve. We do not want to tear it down and replace it with the compactor.

*Commissioner Sammut:* Are you saying that these buildings are grandfathered in and you cannot tear them down and rebuild?

*Sean Finnegan; Applicant:* We can rebuild anything, however, we are trying to stick with a project that is financially feasible.

*Commissioner Biasotti:* How close is the current proposal for the compactor to the property line?

*Sean Finnegan; Applicant:* On the drawing I passed out, I believe it says forty-six feet from the compactor to the neighboring apartment building. The compactor with the enclosure will be about twelve feet wide by twenty feet long.

*Commissioner Marshall:* You are okay with the alternative site?

*Sean Finnegan; Applicant:* Yes.

*AnnaLisa DeCoste; Evergreen Ridge Apartments:* I feel a good place for the compactor would be around Building 3600, there is plenty of space for the structure and for Recology to back in smoothly. Has that area been evaluated?

*CD Director Akin:* I feel this issue is something that we can take back and work with AIMCO to develop a plan to prior to City Council meeting as a part of your recommendation.

*Vice Chair Petersen:* I would like to propose a condition that states: The development plan and subsequent development permit shall be subject to certification by the design Architect and Engineer, that their contract document, plans and specifications shall produce a project that protects the primary structural cavities of the project to last a minimum of 25 years with out requiring any major reconstruction. With the exception of a 6.5 earth quake or greater. I recommend that you use stainless steel gutters, anti- corrosion and wind resistant materials. The reason I am proposing this condition is

because the landscape architect pointed out that he is putting in plants and trees resistant to wind and salt. I would like the designers to be responsible for the end result of their project.

*Commissioner Mishra:* I would oppose the verbiage of that condition. Asking anything over and beyond the basic standard of care of design professionals is excessive.

*Vice Chair Petersen:* With the current state of the economy I feel it is important to address the quality of construction so that the same problems don't reoccur. I am completely open to any other condition addressing the environmental conditions.

*CD Director Akin:* Our Building Official has met with AIMCO and discussed this issue with them. AIMCO has hired a water-proofing expert for building materials they are also using a cement based siding. I would feel comfortable with a report being prepared by the water-proofing expert that details the type of materials that were selected as well as the standard lifetime for these materials and why they were specifically selected for this site.

*Chair Chase:* I think Commissioner Petersen brings a good point regarding the microclimate, wind, and moisture. I feel it is important to make sure the site is protected and support the condition.

*Vice Chair Petersen:* Would the report also address whether they use galvanized sheeting and ferrous metal fasters on the outside?

*CD Director Akin:* I would say any material that is exposed to the weather climate should be included in the report as well as any material in the interior that was damaged by the current construction.

*Commissioner Mishra:* I don't think the report will cover other factors that cause issues such as two dissimilar materials being in contact with each other. With that type of condition it also takes the contractor off the hook.

*City Attorney Thompson:* I think we should let the applicant speak to the longevity of the product proposed due to the past history of the project and your concern.

*Sean Finnegan; Applicant:* This is a \$50,000,000 investment for AIMCO, and we are going to ensure quality work. We are not interested in constructing something that will only last 10 years.

*John Garrison; Architect:* The water-proofing company has already been on site to walk the buildings. He reported back that most of the wood products that are there have failed. However, in some locations the wood products have done very well. They have found that the original construction in the 1980's was not quality work. One of the requirements of the water-proofing consultant is that he be on site during construction phases and inspections. Our material selection is far superior to what is there now, I cannot guarantee that it will last 25 years, but it is the best material for this environment. We will certify that the buildings were built to these specifications.

*Vice Chair Petersen:* How often will a regular inspection be performed?

*John Garrison; Architect:* We are required to be out there twice a month by the lender, to ensure proper installation of the materials.

*Commissioner Mishra:* I would like to add to Commissioner Petersen's condition that the approval of submittals, field reports and photos be furnished to the City for progress documentation.

*City Attorney Thompson:* The downside to that condition is placing the responsibility on the City to warranty work or make representations about the work. I don't think we would want to take that responsibility, but I would like to discuss with staff the role of the City and the Building Official in reviewing work. That is the Building Official's particular function but limited in scope, and I want to make sure that we don't exceed that scope. We don't want that liability.

*Commissioner Marshall:* I think we are getting too into the building portion of the project. The City has Building Officials and Inspectors for this job.

*Vice Chair Petersen:* How do we improve the inspection frequency?

*CD Director Akin:* On a project this size, our inspectors are usually on the job site on a daily basis throughout the construction process. We have two of the most certified and highly trained inspectors in the county with the experience on several multi-family developments and they make sure the project is being built to plan.

*Commissioner Marshall:* In regards to the resident's question earlier; will Susan Drive remain open and only Treetops Circle is closed and the only additional parking is the five spaces near the clubhouse?

*CD Director Akin:* Correct, the only additional parking is located near the clubhouse. As currently proposed through City Council policy, the roads are private but have a public easement over them to allow it to be open to the public.

*Vice Chair Petersen:* What is the parking ratio?

*CD Director Akin:* The same as it has always been, 1.66 [spaces per unit]. We do have the condition that parking shall be used for parking and not for storage. This condition has been implemented successfully in other projects.

*Commissioner Marshall:* How would the parking be enforced with garages compared to carports?

*CD Director Akin:* The developers are responsible for enforcing it themselves. If the City were to get a call that a resident is using their garage as storage, we would send our Code Enforcement Officers out to inspect.

*Chair Chase:* There was also a question regarding the repair to Sharp Park Road.

*CD Director Akin:* We do not have that as a condition because it would be difficult to have this project repair Sharp Park Road due to the vehicle count on that road.

*Chair Chase:* Is it owned by CalTrans?

*CD Director Akin:* No, it is a public road within San Bruno.

*Commissioner Biasotti:* What is your true intent on the two resolutions for different projects before us tonight?

*Sean Finnegan; Applicant:* The proposal and the drawings are going towards the 308 unit rehabilitation project. The 510 unit project is not financially feasible at this time, however, it may be in the near future.

*Chair Chase:* The applicant's attorney stated there was still some issues with conditions 56-61, how does that affect the vote tonight?

*CD Director Akin:* These are the conditions that we are recommending to you tonight for approval. The conditions can be changed at City Council level due to the City policy.

*Commissioner Marshall:* Should we set a condition that the structure for the garbage enclosure be brought back to Architectural Review?

*CD Director Akin:* Yes, or the other option would be for the applicant to present full architectural drawings to the City Council and if they are not comfortable with it, they can make that recommendation.

*Commissioner Marshall:* If it were brought back to Architectural Review, would it then come back to Planning Commission or go straight to City Council?

*CD Director Akin:* It would be hard to have an Architectural Review meeting between now and the City Council meeting in three weeks.

**Motion to Adopt Resolution 2010-05 recommending that the City Council approve an amendment to the Development Plan to allow for two alternative design options. This development plan will be referred to as the "Amended Development Plan".**

**Commissioner Petersen/ Biasotti**

**ROLL CALL VOTE**

VOTE: 6-0  
AYES: Commissioners Sammut, Marshall, Biasotti, Mishra, Vice Chair Petersen and Chair Chase.  
NOES: None  
ABSTAIN: None

**Adopt Resolution 2010-06 approving a 12-month extension of the Planned Development Permit 05-02, which currently allows for the development of 510 new residential units. This entitlement will be referred to as the "510 Unit Design Alternative".**

**Commissioner Petersen/ Biasotti**

**ROLL CALL VOTE**

VOTE: 6-0  
AYES: Commissioners Sammut, Marshall, Biasotti, Mishra, Vice Chair Petersen and Chair Chase.  
NOES: None  
ABSTAIN: None

**Adopt Resolution 2010-07 approving Planned Development Permit 10-01 and an Architectural Review Permit allowing for renovation of the existing 308 apartment units and associated improvement. This entitlement will be referred to as the "Renovation Design Alternative" and collectively, as the "Modified Project".**

**Commissioner Petersen/ Mishra**

*CD Director Akin:* Would the Planning Commission like to add the recommendation that the applicant explore alternative sites for the trash compactor and provide architectural drawings for sites minimum fifty-feet away from the property line?

*Chair Chase:* Yes.

*Commissioner Marshall:* None of these sites are more than fifty-feet from the property line.

*CD Director Akin:* I think the intent is to explore all sites other than the southern property line.

*CD Director Akin:* The recommendation will read; The applicant shall explore other trash compactor site locations on property lines other than the south property line and provide those alternatives to the City Council.

Commissioners Petersen and Mishra agreed with the modification to the motion.

## ROLL CALL VOTE

VOTE: 6-0

AYES: Commissioners Sammut, Marshall, Biasotti, Mishra, Vice Chair Petersen and Chair Chase.

NOES: None

ABSTAIN: None

## 5. CONDUCT OF BUSINESS

### A. Presentation on the San Bruno Grade Separation Project

Rafael Bolon, project manager with JPB Caltrain gave presentation on features of the project:

- Enhance safety for motorists and pedestrians and reduce traffic.
- Discussed the project schedule and steps of construction. Discussed the relocation of streets such as San Mateo Avenue shifting to the south and Angus Avenue shifting to the south.
- Displayed water features, station decorations and features, wind screens, paving and ADA ramps.
- Contact Information:

Caltrain Office of Public Affairs  
1250 San Carlos Avenue  
San Carlos, CA 94070  
(650) 508-7726  
[sbgradesep@caltrain.com](mailto:sbgradesep@caltrain.com)

*Vice Chair Petersen:* Will it float?

*Rafael Bowin; Caltrain:* No it will not float because of the weight of the soil.

*Chair Chase:* Is the contact information for this project available on the City's website?

*CD Director Akin:* Yes it will be.

## 6. Discussion

- A. **City Staff Discussion:** Commissioners Chase, Biasotti, and Marshall volunteered for the June 10, 2010 Architectural Review Committee meeting.

*CD Director Akin:* Crystal Springs will be doing an expansion of a couple of units, which will be on the next agenda.

### 1. Adjournment

Meeting was adjourned at 9:15 pm



**Aaron Akin**

Secretary to the Planning Commission  
City of San Bruno



**Kevin Chase, Chair**  
Planning Commission  
City of San Bruno

**NEXT MEETING: June 15, 2010**